

II.

Commercial, Residential and Office-Springfield (*CRO-S*) District.

(a)

Permitted uses and structures.

(1)

Medical and dental or chiropractor offices (but not hospitals).

(2)

Medical and dental or chiropractor clinics (but not hospitals).

(3)

Professional offices.

(4)

Business offices.

(5)

Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided.

(6)

Single-family dwellings.

(7)

New two-family dwellings meeting the performance standards and development criteria set forth in this Section.

(8)

Original use two-family dwellings.

(9)

Original use multiple-family dwellings. Such dwellings cannot include more units than were within the structure at the time of construction.

(10)

Private clubs.

(11)

Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(12)

Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(13)

Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(14)

Homes for the aged or orphans and similar uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(15)

Libraries, museums and community centers.

(16)

Radio and television broadcasting studios and offices without antenna or transmitting facilities.

(17)

Banks, savings and loan institutions, and similar uses (but not drive-thru tellers).

(18)

Art galleries, music, photography, dance, art, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters), and similar uses.

(19)

Vocational, trade or business schools.

(20)

Cosmetology and similar uses.

(21)

Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(22)

Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(23)

Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(24)

Hospice facilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(b)

Limitations on permitted uses. All of the permitted uses in the *CRO* District are limited by the following conditions, unless otherwise provided:

(1)

Retail sales shall be subject to the criteria set forth in [Section 656.369](#).

(2)

No manufacture, repair, assembly or work of a mechanical nature of any kind shall be permitted and no machinery shall be used other than normal office equipment such as typewriters, calculators, computers and bookkeeping machines.

(c)

Permitted accessory uses and structures. In addition to the requirements of [Section 656.403](#), the following are also permitted accessory uses and structures:

(1)

Interior and accessory apartments in conjunction with any other permitted use except new two-family and original use multiple-family dwellings, meeting the Springfield performance standards and development criteria set forth in [Section 656.369](#).

(2)

Free-standing garages.

(3)

One free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the Springfield performance standards and development criteria set forth in [Section 656.369](#).

(4)

Original use garage apartments in conjunction with contributing structures only.

(5)

Pay phones meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).

(6)

Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in [656.369.1](#).

(7)

Vending machines meeting the Springfield supplemental standards and development criteria set forth in [Section 656.369.1](#).

(d)

Permissible uses by exception.

(1)

Historic use two-family dwellings, with a COA also required after granting of exception.

(2)

Historic use multiple-family dwellings, with a COA also required after granting of exception.

(3)

Live-work lofts meeting the Springfield performance standards and development criteria set forth in [Section 656.369](#).

(4)

Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and the Springfield performance standards and development criteria set forth in [Section 656.369](#).

(5)

Nursing homes, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(6)

Group care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(7)

Housing for the elderly, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(8)

Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(9)

Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

(10)

Home occupations meeting the Springfield performance standards and development criteria set forth in [Section 656.369](#).

(11)

Private clubs.

(12)

Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(13)

Commercial production and service activities such as:

(A)

Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup stations.

(B)

Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.

(C)

The uses in subparagraphs (A) and (B) are subject to the following limitations:

(i)

Sale, display, preparation and storage shall be conducted within a completely enclosed building.

(ii)

Products shall be sold only at retail.

(14)

Restaurants, including facilities for the sale and service of alcoholic beverages for on-premises consumption only, subject to the following conditions:

(A)

Seating shall not exceed a capacity of 40.

(B)

Food is ordered from a menu, prepared and served for pay for consumption on premises only.

(e)

Prohibited uses. New rooming houses are not allowed in the district and existing uses must conform to the standards for rooming houses in [Section 656.369\(f\)](#).

(f)

Those uses that were considered legally nonconforming special uses pursuant to Ord. 2000-302-E, § 1 and Ord. 2007-1046-E, §§ 1, 2, that existed prior to December 21, 2000, the effective date of Ord. 2000-302-E, § 1, are permitted as of right if such use is authorized in the property's underlying zoning district. Except where otherwise permitted as of right or by a validly issued exception, such properties shall not expand their square footage, relocate, or increase the number of non-staff residents, and, if the use ceases for six (6) consecutive months, the property shall comply with all current zoning requirements.

(g)

Minimum lot requirements.

(1)

Lot width:

(A)

Single-family dwellings: 25 feet.

(B)

Two-family dwellings: 75 feet.

(C)

All other uses: 35 feet (except as otherwise required for certain uses).

(2)

Lot area:

(A)

Single-family dwellings: 2,500 square feet.

(B)

Two-family dwellings: 9,000 square feet.

(C)

All other uses: 4,500 square feet (except as otherwise required for certain uses).

(h)

Maximum lot coverage by all buildings and structures. 50 percent. Impervious surface ratio as required by [Section 654.129](#).

(i)

Minimum yard requirements.

(1)

Front setback: Ten-foot minimum and 15-foot maximum or generally compatible with surrounding contributing structures (within 25 percent of average required front yard of adjacent contributing structure).

(2)

Side setback: 14 percent of lot width, rounded off to the nearest whole number divided equally per side.

(3)

Rear setback: Ten feet.

(4)

Garages and garage apartments shall be located within 50 feet of the rear property line, subject further to the following:

(A)

In the case of a through-lot abutting an alleyway, the alleyway shall be deemed to be the rear property line of the parcel.

(B)

In any other instance, the garage or garage apartment shall not be located forward of the front plane of the primary structure on the property.

(j)

Maximum height of structures.

(1)



Principal structures: 45 feet.

(2)

Accessory structures shall be no higher than principal structures.

(k)

Number of off-street parking spaces required. No minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and live-work loft units, which must provide at least 80 percent of the minimum number of off-street parking spaces required for multiple-family units pursuant to Part 6 of the Zoning Code.

(l)

Special parking standards. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code.